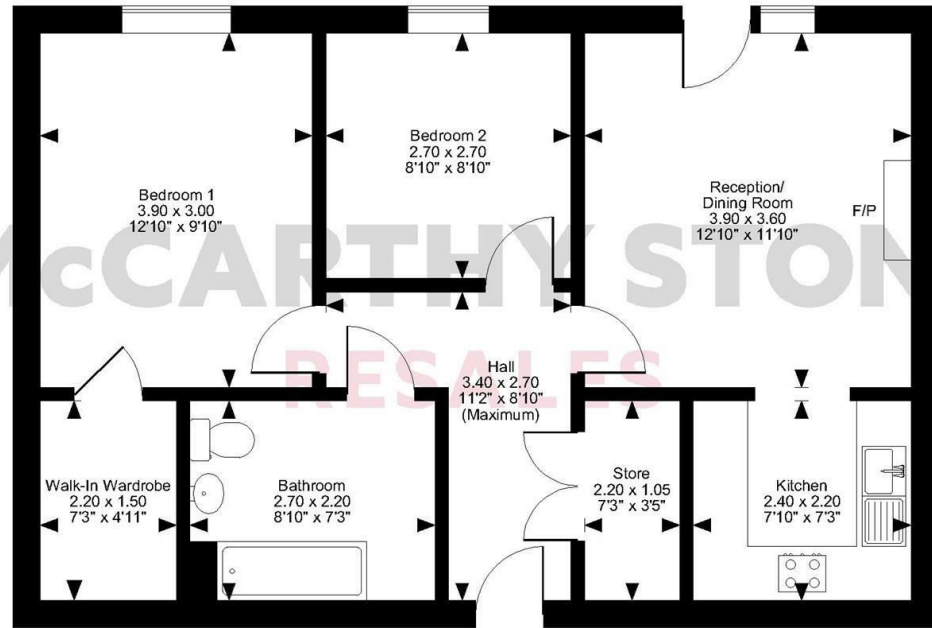


The Wickets, Kirkgate, Settle
Approximate Gross Internal Area
646 Sq Ft/60 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

7 THE WICKETS
KIRKGATE, SETTLE, BD24 9FN



A WELL PRESENTED SOUTHERLY FACING TWO BEDROOM GROUND FLOOR APARTMENT WITH PATIO AREA, THIS IS SITUATED WITHIN A DESIRABLE MCCARTHY & STONE RETIREMENT DEVELOPMENT.

The Wickets was purpose built by McCarthy & Stone for independent retirement living and consists of 22 one and two-bedroom retirement apartments for the over 60s. The development includes a Homeowners' communal lounge and a rooftop terrace with cricket pitch and the Dales views. There is a guest suite for visitors who wish to stay (additional charges apply). The Wickets has a House Manager who's on hand during office hours and for your peace of mind there are a number of security features, including a 24-Hour emergency call system in each apartment. The development features a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

PRICE REDUCTION

ASKING PRICE £299,950 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

THE WICKETS, KIRKGATE, SETTLE, BD24

2 BEDROOMS £299,950

LOCAL AREA

A bustling market town found in the foothills of the Pennines, The Wickets is a fantastic scenic location in picturesque North Yorkshire. The town is actually found beside the largest outcrop of limestone in Britain – offering plenty of spectacular views for locals. Set just moments from the picturesque Yorkshire Dales National Park and the Forest of Bowland, Settle is a bustling market town with plenty of charm and historic character, making it an ideal location for your retirement. Traditional values aren't lost in this bustling town though and on Tuesdays Settle still hosts its weekly market. In terms of transport links, Settle Railway Station serves the community with numerous local services, as well as journeys to locations found further afield. This includes popular villages such as Dent, Appleby and Carlisle. Road links are also available via the A65 and B6480 with the A65 also connecting to the M6 motorway.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a storage cupboard/airing cupboard housing a washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency push button located in the hall. Doors lead to the lounge / kitchen, bedrooms and bath room.

LOUNGE / DINER

A good size lounge with the benefit of a door leading onto a patio area which is big enough for a small garden table and chairs. TV and telephone points, fitted carpets, raised electric power sockets. Leading onto an open plan kitchen.

KITCHEN

Fully fitted kitchen with a range of modern white gloss low and eye level units and drawer and work surface. Stainless steel sink with mono lever tap, waste disposal and drainer. Integrated oven with separate electric hob and extraction unit. Integrated fridge/freezer and floor tiling. Under pelmet lights and over head ceiling light.

BEDROOM ONE

A comfortable double bedroom with full length window. Built in wardrobe, TV and telephone points, fitted carpets and raised electric power sockets.

BEDROOM TWO

A good size double bedroom with large window which could be used as a bedroom, study or hobby room. TV and telephone points, fitted carpets and raised electric power sockets.

BATH ROOM

Fully fitted with suite comprising of a walk in bath with glass screen and hand rail. Low level WC, vanity unit with wash basin and light up mirror above. Shaving point and electric towel rail.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,725.12 per annum (per financial year ending 06/2024)

CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

Parking is by allocated space, please check with the House Manager on site for availability. The fee is £250 per annum, permits are available on a first come, first served basis.

LEASEHOLD

999 years from 2018

GROUND RENT

£495 per annum
Ground Rent Review: June 2033

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

